144.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,200 / 809,200
					USE VALUE:	809,200 / 809,200
					ASSESSED:	809,200 / 809,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HECKER EVAN A & CAROLYN R
Owner 2:	
Owner 3:	
Street 1:	178 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KINDER SUZANNE/DAVID CLARK/TRS -
Owner 2:	PORTISI SHARON/KINDER TRUST -
Street 1:	178 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1771 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	349,500	3,700	456,000	809,200
Total Card	0.115	349,500	3,700	456,000	809,200
Total Parcel	0.115	349,500	3,700	456,000	809,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.92 | /Parcel: 456.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94007

GIS Ref

GIS Ref

Insp Date 10/20/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 144.0-0003-0008.0

!11229!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,000	3700	5,000.	456,000	816,700	816,700	Year End Roll	12/18/2019
2019	101	FV	267,400	3700	5,000.	427,500	698,600	698,600	Year End Roll	1/3/2019
2018	101	FV	267,400	3700	5,000.	353,400	624,500	624,500	Year End Roll	12/20/2017
2017	101	FV	238,500	3700	5,000.	324,900	567,100	567,100	Year End Roll	1/3/2017
2016	101	FV	238,500	3700	5,000.	296,400	538,600	538,600	Year End	1/4/2016
2015	101	FV	225,100	3700	5,000.	290,700	519,500	519,500	Year End Roll	12/11/2014
2014	101	FV	225,100	3700	5,000.	270,200	499,000	499,000	Year End Roll	12/16/2013
2013	101	FV	225,100	3700	5,000.	257,100	485,900	485,900		12/13/2012

PRINT

Date	Time
12/11/20	01:25:23

LAST REV

Date	Time
09/20/17	13:39:05
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11229

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINDER SUZANNE/	55886-338		11/23/2010		489,000	No	No		
KINDER ARTHUR R	43233-55		7/7/2004	Family		No	No		
KINDER ARTHUR R	21945-203		4/15/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	94007
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2017	1079	Inter Fi	65,955	C				
8/18/2015	1149	Renovate	35,750		8/18/2015			Renovate existing
3/18/2014	211	Redo Kit	50,000					
9/5/1997	521	Manual	2,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2016	Measured	DGM	D Mann
10/20/2016	Left Notice	DGM	D Mann
6/10/2014	Info Fm Prmt	PC	PHIL C
3/17/2009	Inspected	189	PATRIOT
1/26/2009	Measured	372	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24288535
Const Adj.:	0.97029907
Adj $ / SQ:	156.776
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429304
Depreciation:	79850
Depreciated Total:	349453

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

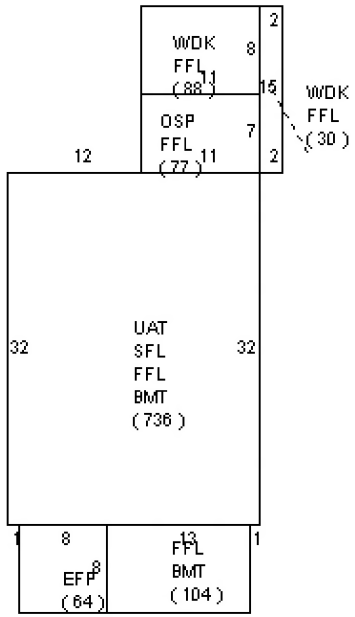
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	156.78
Special Features:	0	Val/Su Net:	114.44
Final Total:	349500	Val/Su SzAd	197.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,035	156.780	162,263
BMT	Basement	840	47.030	39,508
SFL	Second Floor	736	156.780	115,387
UAT	Upper Attic	184	62.710	11,539
WDK	Deck	118	14.040	1,657
OSP	Screen Porch	77	40.480	3,117
EFP	Enclos Porch	64	67.690	4,332
	Net Sketched Area:	3,054	Total:	337,803
Size Ad	1771	Gross Are	3606	FinArea 1771

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						
3	Garage	D	Y	1	12X20	A	AV	1960	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700